TO:       HONORABLE CITY COUNCIL
FROM:     CITY MANAGER
DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT
DATE:     MARCH 20, 2006
CMR: 173:06

SUBJECT: 850 WEBSTER STREET [04PLN-00131]: REQUEST BY CHANNING HOUSE FOR A PLANNED COMMUNITY ZONE AMENDMENT TO MODIFY THE PERMITTED USES TO INCLUDE UTILITY FACILITIES, SPECIFICALLY WIRELESS COMMUNICATIONS FACILITIES, FOR AN EXISTING STATE LICENSED RETIREMENT FACILITY. ZONE DISTRICT: PLANNED COMMUNITY PC-4048. ENVIRONMENTAL ASSESSMENT: EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION 15301.

RECOMMENDATION
Staff and the Planning and Transportation Commission (Commission) recommend that the City Council approve the amendment to the existing Planned Community Zone (PC-4048) for 850 Webster Avenue as described in the attached ordinance (Attachment A).

DISCUSSION
Channing House requests that “utility facilities” use be added as a permitted use to PC-4048 to allow wireless communication facilities. The existing PC was established in 1961 (PC-2007) and listed the allowed uses as “cooperative type retirement residence of not to exceed 320 units, with dining, cultural and recreational facilities for use of tenants and guests.” There are no other types of uses allowed for this PC zone. There have been several amendments to the original PC zone, but none affect the allowable uses as originally proposed in 1961. Attachment C provides the original PC zone verbiage and the four amendments.

The Channing House is currently working with MetroPCS to lease roof-top space for a new wireless communications facility. Upon the approval of this PC amendment, MetroPCS will complete the Architectural Review process to obtain the entitlement to allow its new facility.
The Planned Community amendment process requires review by the following bodies in the following order: Planning and Transportation Commission, Architectural Review Board, Planning and Transportation Commission, and then City Council for final action.

**BOARD/COMMISSION REVIEW AND RECOMMENDATIONS**
The Planned Community Zone Amendment has been reviewed by the Commission (12/14/05 and 02/08/06) and the Architectural Review Board (01/19/06). In all three public hearings, there was unanimous support for the recommendation of approval.

The Commission and Board recommended approval of this project without any significant discussion and there were no members of the public present to speak to this item at the public hearings.

The December 14, 2005 Commission staff report and meeting minutes are attached for background information for this proposal (Attachments E & F).

**ENVIRONMENTAL REVIEW**
This project is exempt from the provisions of the California Environmental Quality Act per Section 15301.

**PREPARED BY:** CLARE CAMPBELL
Associate Planner

**DEPARTMENT HEAD REVIEW:** STEVE EMSLIE
Director of Planning and Community Environment

**CITY MANAGER APPROVAL:** EMILY HARRISON
Assistant City Manager

**ATTACHMENTS:**
A. Ordinance
B. Project Aerial & Zone Map
C. Related PC Ordinances
D. Zoning & Comprehensive Plan Compliance
E. Planning and Transportation Commission Staff Report, December 14, 2005 (w/o attachments)
F. Planning and Transportation Commission Minutes, December 14, 2005.

**COURTESY COPIES:**
Channing House
Tom Spaulding